

RESOLUTION NO. 2024-_____

A RESOLUTION EXPRESSING THE INTENT OF POLK COUNTY, FLORIDA TO LIMIT CODE ENFORCEMENT AND/OR BUILDING DIVISION ACTION FOR CERTAIN CONSTRUCTION IN SPECIFIC UNRECORDED SUBDIVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Polk County has an important interest in ensuring that property rights are protected; and

WHEREAS, Polk County, in accordance with the Florida Building Code, requires that construction be permitted and inspected as part of the original construction process; and

WHEREAS, Polk County has limited resources to review and inspect construction in unrecorded subdivisions with a history of unpermitted construction; and

WHEREAS, The difficulty created by ensuring construction, completed in these unrecorded subdivisions, comply with all applicable county codes, regulations, and ordinances is a substantial issue;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA THAT:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to Chapter 125, Florida Statutes, Polk County Ordinance 24-_____ and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS. The Board hereby finds, determines, and declares as follows:

- A) The County is authorized under law, including, without limitation, the Act, to limit code enforcement and/or building division action for certain Construction on property in unrecorded subdivisions; and
- B) The area(s) of land listed in exhibit "A" consist of real property subdivided into fifty or more lots of less than five acres each; not under common ownership; not platted in accordance with Chapter 177; containing unmarked, unsterilized and/or unmaintained lots, roadways, trails, pathways, or easements; and with no material improvements to the property; and
- C) The area(s) of land listed in exhibit "A" has at least a twenty (20) year history of unpermitted construction.

D) Construction completed before June 1, 2024, in the area(s) of land listed in exhibit "A" are exempt from code enforcement and/or building division action IF the Owner meets the requirements of the Ordinance.

SECTION 3. EXPRESSION OF INTENT. This Resolution is a declaration of the official intent of the Board to classify the area(s) of land listed in exhibit "A" as unrecorded subdivisions for the purposes of Ordinance 24-_____.

SECTION 4. NO WARRANTIES OR INSURANCES. By adoption of this Resolution the Board provides no warranties or insurances that the Construction located within the unrecorded subdivision is safe or that the Construction complies with any applicable laws, ordinances, building codes, fire codes, zoning regulations or any safety codes whatsoever.

SECTION 5. FURTHER ACTION. The officers and employees of the County are hereby authorized to do all acts and things required of them by this Resolution to classify the area(s) listed in exhibit "A" as unrecorded subdivisions.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Polk County, Florida on _____, 2024.

ATTEST:

STACY M. BUTTERFIELD
CLERK OF THE BOARD

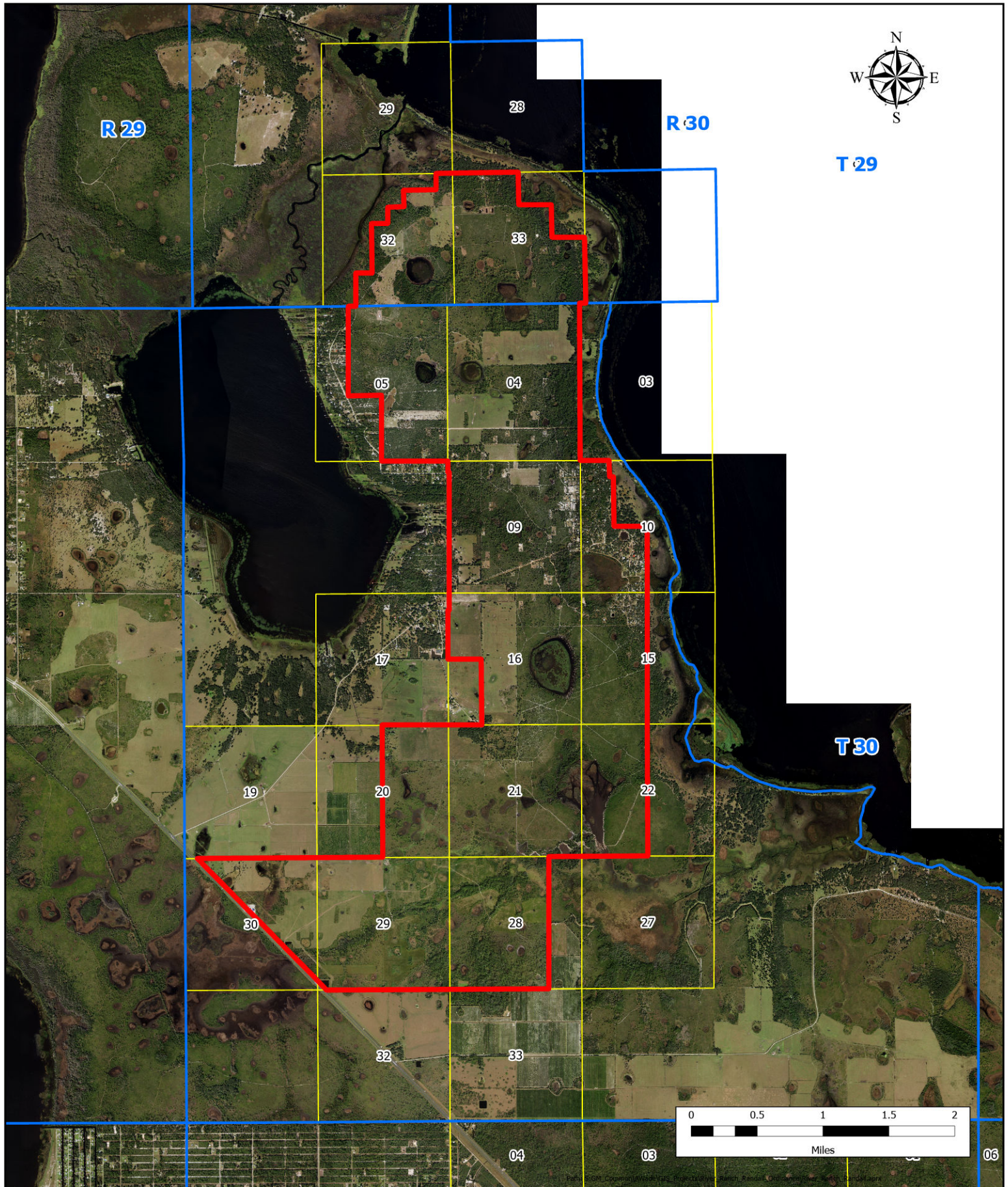
BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Bill Braswell, Chair

(SEAL)

Exhibit “A”



Polk County Board of County Commissioners



River Ranch Ranch Ordinance

Author: arth.wade

Date Created: 9/25/2024

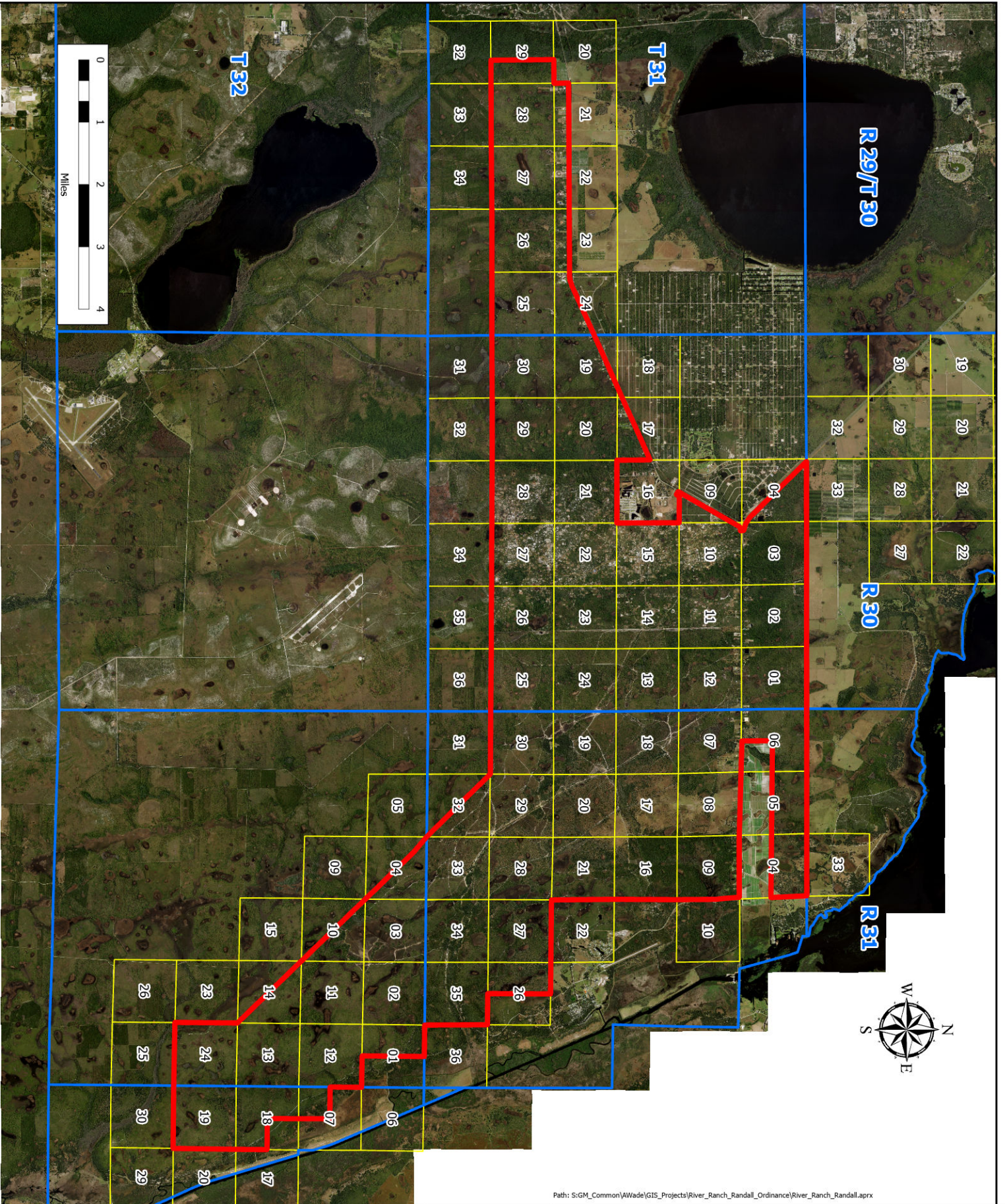
River Ranch North

Township 30 South Range 30 East

The West three quarters of section 28, all of section 29 and that portion of section 30 lying Northeast of State Road 60. All of section 21, the west half of section 22 and the east half of section 20. The west half of section 15 and all of section 16, less the west half of the Southwest quarter. The Southwest quarter of section 10, and the west half of the Northwest quarter of section 10. Also including all of section 4 and all the southeast quarter of section 5, along with north half of section 5, less the west half of the northwest quarter.

Township 29 South Range 30 East

All of section 33, less the North half of the Northeast quarter and less the southeast quarter of the Northeast quarter. All of section 32, less the northeast, the northwest and the southwest quarter of the northwest quarter, and less the north half and the southwest quarter of the southeast quarter of the northwest quarter, and less the northwest quarter of the northeast of the northeast quarter, and less the north half and the southwest quarter of the northwest quarter of the northeast quarter, and less the southwest quarter of the southwest quarter, and less the west three quarters of the north half of the southwest quarter.



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Polk County Board of County Commissioners



River Ranch South Ordinance

Author: arth.wade

Date Created: 9/25/2024

River Ranch South

Township 32 South Range 32 East

All of section 19; the Northwest 1/4 and the south half of section 18 and the southwest 1/4 of section 7.

Township 32 South Range 31 East

The West half of section 1, all of sections 2,3,11,12,13 and 24. Also the Northeast halves of sections 4,10 and 14.

Township 31 South Range 31 East

All of sections 7,8,9,18,17,16,19,20,21,29,28,27,30,33,34,35, the Northeast half of section 32, the north half of sections 4,5, and 6 and the west half of section 6.

Township 31 South Range 30 East

All of sections 1,2,3,11,12,13,14,15,20,21,22,23,25,26,27,28,29,30. Also those portions of sections 17 and 19 lying southeast of County Road 630. Also, all of Sections 10, and 24. Also that portion of section 9 lying southeast of County Road 630, and that portion of section 4 lying northeast of State Road 60.

Township 31 South Range 29 East

All of sections 25,26,27,28 including the East two thousand feet of section 29. Also, sections 21,22,23, and 24 lying south of County Road 630.